



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-123606-WG

Project Name/Address: Seattle Boat Fuel Tank Replacement at 3911 Lake Washington Blvd. SE

Planner: Reilly Pittman  
425-452-4350  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**Minimum Comment Period:** March 1, 2021

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife
- ☒ State Department of Ecology, Shoreline Planner N.W. Region
- ☒ Army Corps of Engineers
- ☒ Attorney General
- ☒ Muckleshoot Indian Tribe



## Development Services

# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable Fuel Tank Replacment
2. Name of applicant Seattle Boat Company - Alan Bohling
3. Contact person Troy Hussing - Ecco Design Inc. Phone 206.226.2339
4. Contact person address 7413 Greenwood Ave N. Seattle, WA. 98103
5. Date this checklist was prepared 12/8/2020
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Immediately upon permit approval (Jan/Feb. 2021)

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

11. List any government approvals or permits that will be needed for your proposal, if known.

Permits for a building permit and a mechanical permit will be submitted to the City of Bellevue once Land Use is approved.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Replace two existing "Vault installed" 5000 gallon fuel storage tanks with one above grade 12,000 gallon fuel storage tank.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

3911 LAKE WASHINGTON BLVD SE  
Bellevue, WA.

Section SE-8 Township 24 Range 5

## Environmental Elements

### Earth

1. General description of the site:

☒ Flat

☐ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other \_\_\_\_\_

2. What is the steepest slope on the site (approximate percent slope)? 3%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Peat/Muck - See attached geotechnical engineer report

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

General settling has occurred at other areas of the site.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Not applicable - tank will sit on top of existing vault.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Not Applicable

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Low levels of emissions can occur from equipment used to deliver and install the new fuel tank.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington is approximately 43' from the tank location.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Tank will be installed above the existing vault location which is approximately 43' from the shores edge of Lake Washington.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No - regulated by Corp of Egnineers.  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None



3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change from the existing conditions. The existing concrete vault will remain and the new tank will be placed on top of the vault. All water is collected within the existing catch basins of the Seattle Boat facility.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No. The new tank is a double walled "Fireguard" structure manufactured by Ace tank.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Not applicable

## Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

None

3. List any threatened and endangered species known to be on or near the site.

Chinook Salmon, Bull Trout, & Steelhead

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

No landscaping is proposed with this project. A full shoreline planting plan was installed a few years ago with the development of the site.

5. List all noxious weeds and invasive species known to be on or near the site.

Noxious and invasive species were previously removed when the shoreline planting was implemented.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☒heron, ☒eagle, ☐songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☒beaver, ☐other \_\_\_\_\_

Fish: ☒bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

Chinook Salmon, Bull Trout, & Steelhead

3. Is the site part of a migration route? If so, explain.

Yes, salmon migrate through Lake Washington

4. Proposed measures to preserve or enhance wildlife, if any.

The existing deteriorated fuel storage tanks will be decommissioned and a safer double walled fuel storage tank will be placed above ground.

5. List any invasive animal species known to be on or near the site.

None Known

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power will be used to run the new fuel tank

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Not Applicable

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

Minor fuel spills could occur when the tank is being filled. However, the new fuel tanks are double walled with automatic shut off valves and break away dispensers. The existing transition pumps will be upgraded as part of the tank replacement. Spill containment fuel boxes are part of the new fuel tanks structure which will minimize any potential for spills.

- a. Describe any known or possible contamination at the site from present or past uses.

None known

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The new storage tank is for fuel storage with a capacity of 12,000 gallons. The new fuel tanks are double walled with automatic shut off valves and break away dispensers. The existing transition pumps will be upgraded as part of the tank replacement. Spill containment fuel boxes are part of the new fuel tanks structure which will minimize any potential for spills.

- d. Describe special emergency services that might be required.

No additional emergency services will be required as a result of this proposal. The new 12,000 gallon tank will replace the two existing 5,000 gallon tanks.

- e. Proposed measures to reduce or control environmental health hazards, if any.

The new fuel tanks are double walled with automatic shut off valves and break away dispensers. The existing transition pumps will be upgraded as part of the tank replacement. Spill containment fuel boxes are part of the new fuel tanks structure which will minimize any potential for spills.

## 2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None Known.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

Short -term construction noise as the two tanks are decommissioned and the new tank installed.

- c. Proposed measures to reduce or control noise impacts, if any.

The work will take place during normal allowed work hours.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Boat moorage for the Newport Yacht Basin Condominium Association and boat moorage and office facility for Seattle Boat Company. Adjacent properties are single family and multi-family residential. The proposed work will not affect the existing or adjacent sites.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Office structure, upland boat storage racks and marina facility with covered and uncovered moorage.

4. Will any structures be demolished? If so, what?

Two existing 5,000 gallon fuel tanks will be decommissioned.

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? Unknown

**SF-M, single-family medium density**

7. If applicable, what is the current shoreline master program designation of the site?

**Recreational Boating, RB**

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the site are known as liquefaction prone and infiltration infeasible areas.

**Seismic hazard is a designated geologic hazard critical area in LUC 20.25H.120**

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Project is just a replacement of fuel tanks. No change to use.



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable

## Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable

3. Proposed measures to reduce or control housing impacts, if any.

Not applicable

## Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

10'-8"

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

Not applicable

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The structure is a painted unit. No glazing is associated with the structure.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable

3. What existing off-site sources of light or glare may affect your proposal?

None Known

4. Proposed measures to reduce or control light and glare impacts, if any.

Not applicable

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Not applicable

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable - fuel tank will be placed on top of existing vault structure.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

118th Ave SE is served by I-405 and Coal Creek Parkway SE

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

118th Ave SE

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not Applicable

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

Yes, Lake Washington

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change from existing

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

Not Applicable

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

## Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric

## Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature Alan Bohling

Name of signee Alan Bohling

Position and Agency/Organization Seattle Boat Company

Date Submitted 12/23/2020



# Seattle Marine Management Co.

## Newport Yacht Basin



ECCO

Architecture & Design  
203 N 36th Street, Ste. 201  
Seattle, WA 98103

### General Notes

- A. THESE NOTES ARE IN ABBREVIATED FORM. THE INTENT IS TO FURTHER DEFINE THOSE AREAS OF WORK NOT CLEARLY DELINEATED ON THE DRAWINGS. THE QUALITY OF WORKMANSHIP THROUGHOUT SHOULD BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED THE NORMAL INDUSTRY STANDARDS APPLICABLE IN EACH CASE.
- B. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH APPLICABLE PROVISIONS OF PREVAILING LOCAL, STATE, AND FEDERAL CODE ORDINANCES, INCLUDING APPROPRIATE LICENSING LAWS INCLUDING LOCAL AMENDMENTS.
- C. NOTIFY AND CONSULT WITH OWNER AND ARCHITECT IF DISCREPANCIES ARE FOUND BETWEEN DRAWINGS ON SITE CONDITIONS AND/OR BUILDING OR ZONING REQUIREMENTS PRIOR TO START OF WORK.
- D. CONTRACTOR TO PHYSICALLY INSPECT SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCY TO OWNER AND ARCHITECT. CONTRACTOR TO REVIEW CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION. ANY QUESTIONS SHOULD BE BE DIRECTED TO OWNER AND ARCHITECT. CONTRACTOR TO CROSSREFERENCE WITH CITY APPROVED PLANS FOR ANY CHANGES AND/OR ADDITIONAL REQUIREMENTS BY CITY.
- E. AREA MEASUREMENTS: AREA IS MEASURED FROM THE PERIMETER OF EACH FLOOR/SPACE WITHIN THE FOOTPRINT OF THE STRUCTURE AND IS INCLUSIVE OF ALL OPEN AREAS, STAIRWAYS, STAIRWELLS AND BASEMENT STEM WALLS, AT EACH LEVEL. PROJECTIONS SUCH AS BAY WINDOWS ARE ALSO INCLUDED IN HEATED AREA CALCULATIONS. INTERIOR WALLS SEPARATING HEATED AND UNHEATED ENCLOSED SPACE IS MEASURED FROM THE EXTERIOR OF CONDITIONED SPACE.
- F. DO NOT SCALE DRAWINGS. DURING THE REPROGRAPHIC PROCESS, PROPORTIONS MAY HAVE BEEN ALTERED. USE WRITTEN DIMENSIONS. WHERE CONFLICTS EXIST, NOTIFY THE ARCHITECT IMMEDIATELY. WRITTEN DIMENSIONS TAKE PRECEDENCE.
- G. CONTRACTOR TO MAINTAIN IN FORCE AT ALL TIMES, INSURANCE AS REQUIRED BY ARTICLE II OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201.
- H. THE CONTRACTOR SHOULD CARRY ALL INSURANCE REQUIRED BY LAW.
- I. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED. APPROVALS FROM THE ARCHITECT DO NOT EXTEND TO APPROVAL OF CONSTRUCTION MEANS AND METHODS.
- J. DRAWINGS ARE FOR A COMPLETE INSTALLATION WITH FULLY-FUNCTIONAL ASSEMBLIES. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK, AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FINISHED BY SUBCONTRACTOR.
- K. ALL INFORMATION CONTAINED IN THESE DOCUMENTS REPRESENTS A "BASIC LIMITED ARCHITECTURAL SERVICE" THAT REQUIRES THE CONTRACTOR TO BE KNOWLEDGEABLE AND EXPERIENCED WITH ALL ASPECTS OF CONSTRUCTION INCLUDING ALL BUILDING CODES AND REGULATIONS IMPOSED BY THE CITY OR COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION OVER THE PROJECT.
- L. ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL ORDINANCES AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- M. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH LOCAL, STATE, FEDERAL REGULATIONS REGARDING SAFETY ON SITE SHALL BE THE CONTRACTORS RESPONSIBILITY.
- N. NO DEVIATIONS FROM THESE DOCUMENTS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT. ANY CHANGES CAN AFFECT THE STRUCTURAL INTEGRITY AND CODE RELATED ISSUES OF THE STRUCTURE.
- O. ALL INFORMATION CONTAINED IN THESE DOCUMENTS IS FOR THE PURPOSE OF CONSTRUCTION PERMIT ACQUISITION AND CONSTRUCTION ONLY. THE INFORMATION PROVIDED IS NOT INTENDED FOR ANY OTHER PURPOSE AND NO OTHER USE IS INTENDED OR IMPLIED. E.G. PLAN INFORMATION IS NOT INTENDED TO BE USED AS A BASE FOR SALE OR TRANSFER OF REAL ESTATE.
- P. UNLESS OTHERWISE SPECIFIED, ELECTRICAL, MECHANICAL, ETC. IS BIDDER DESIGNED. OWNER AND/OR AGENT (CONTRACTOR) IS RESPONSIBLE FOR ALL WORK DONE ON SITE (FIELD) AS TO PROPER INSTALLATION ETC.
- Q. THE ARCHITECT MAY ASSIST IN COORDINATION WITH CONSULTANTS (SUCH AS SOILS, STRUCTURAL, CIVIL ENGINEERS ETC.) BUT UNDER THE TERMS OF BASIC LIMITED SERVICE, RECEIVES NO COMPENSATION FOR, AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE AREA OF THEIR (CONSULTANTS) WORK AND EXPERTISE.

ACCEPTANCE OF THESE PLANS FOR CONSTRUCTION CONSTITUTES AN UNDERSTANDING OF ABOVE MENTIONED TERMS AND BASIC LIMITED ARCHITECTURAL SERVICE AS DESCRIBED IN AGREEMENT BETWEEN OWNER/ARCHITECT.

#### GENERAL REQUIREMENTS

- A. PROVIDE ALL REQUIRED TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY FACILITIES AND TEMPORARY UTILITIES.
- B. CONSTRUCTION BARRICADES: PROVIDE CONSTRUCTION BARRICADE AS REQUIRED TO KEEP PUBLIC AND EMPLOYEES SAFE, FOLLOWING ALL APPLICABLE FEDERAL, STATE AND CITY CODES AND REGULATIONS.

#### DRAWINGS / PERMITS BY OTHERS:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DRAWINGS AND PERMITS AS REQUIRED TO COMPLETE THE PROJECT. THE FOLLOWING LIST IS BY NO MEANS MEANT TO BE COMPREHENSIVE, RATHER SUGGESTIVE OF THE POSSIBLE TYPES OF ADDITIONAL PERMITS, DRAWINGS, AND SUBMITTALS THAT MAY BE REQUIRED DURING THE COURSE OF THE PROJECT. DEPENDING ON THE PROJECT, SOME OF THE FOLLOWING PERMITS, DRAWINGS, AND SUBMITTALS COULD COME UP INCLUDING OTHERS NOT LISTED BELOW:
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR PLUMBING WORK.
  - PROVIDE DRAWINGS / OBTAIN PERMIT FOR ELECTRICAL WORK.
  - OBTAIN PERMIT FOR STORM SEWER DESIGN AND HOOK-UP
  - APPLY AND PAY FOR ANY REQUIRED WATER METERS.
  - OBTAIN SEPARATE PERMITS FOR DEMOLITION.
  - ANY DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

### Project Team

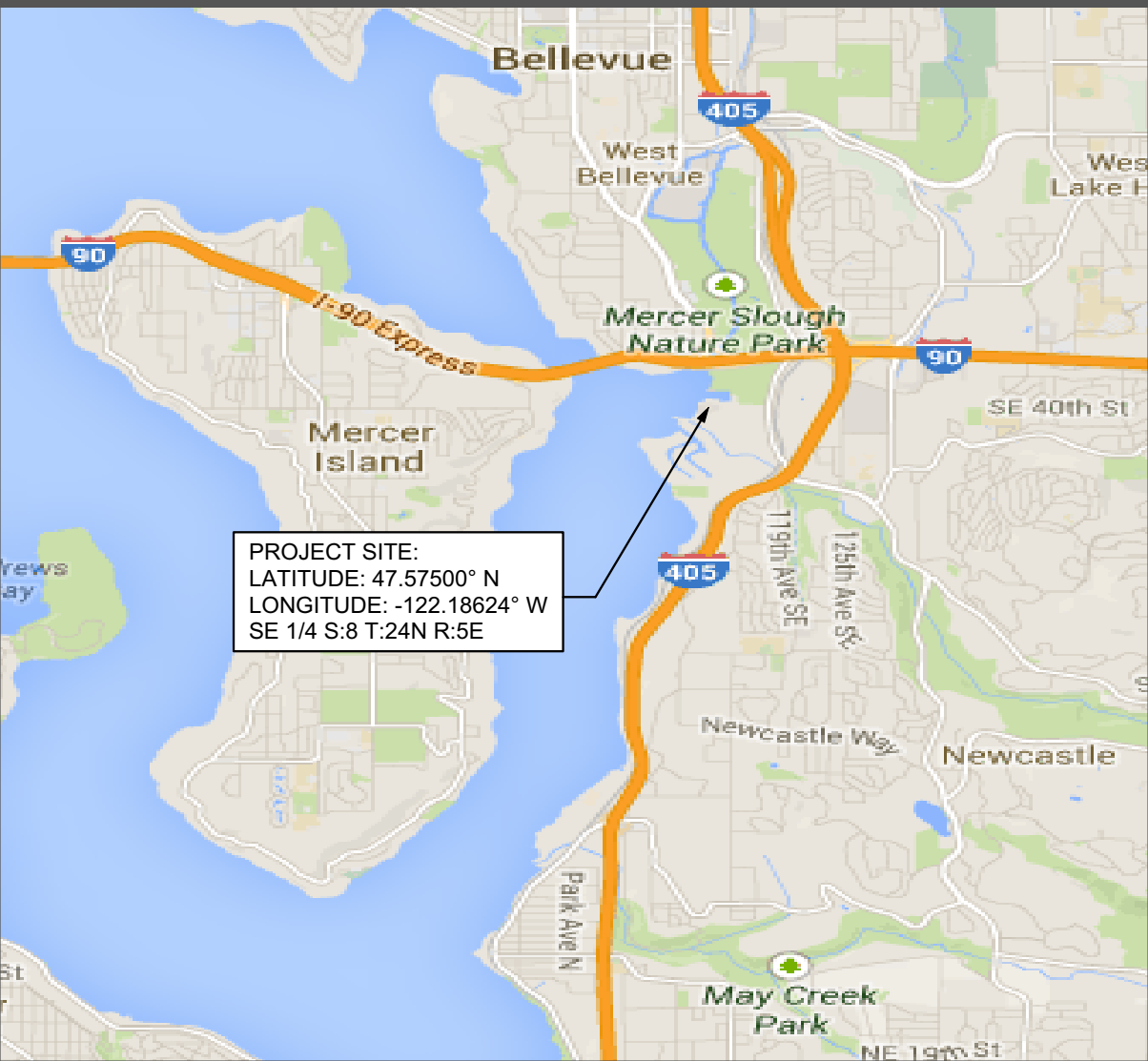
OWNER  
SEATTLE MARINE MGT CO LLC  
3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006  
ALAN BOHLING  
425.641.2090 ext 3100

PERMIT SPECIALIST  
ECCO DESIGN INC.  
203 NORTH 36TH ST., SUITE 201  
SEATTLE, WA. 98103  
TROY HUSSING  
206.706.3937

STRUCTURAL ENGINEERING  
KPFF CONSULTING ENGINEERS  
1601 FIFTH AVE, SUITE 1600  
SEATTLE, WA. 98101  
JEFF CREGAN  
206.926.0455

GEOTECHNICAL ENGINEERING  
PANGEO ENGINEERS  
3213 EASTLAKE AVE E., SUITE B  
SEATTLE, WA. 98102  
PAUL GRANT  
206.406.4036

### Vicinity Map



### Drawing Index

SHEET # DRAWING TITLE		PERMIT REV.	
A1.00	PROJECT INFORMATION		
A1.01	SITE PLAN		
A1.02	ENLARGED SITE PLAN		
A2.00	FUEL TANK DESIGN		
A3.00	PREVIOUSLY PERMITTED AND INSTALLED VAULT DESIGN		
S4.00	STRUCTURAL ENGINEERING DETAIL		

### Property Information

**SITE ADDRESS**  
3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

**PARCEL #**  
082405-9328

**PARKING**  
NO CHANGE FROM EXISTING

**LEGAL DESCRIPTION**  
S 495 FT OF POR OF SW 1/4 STR 09-24-05 & SE 1/4 OF STR 08-24-05 LY W OF LAKE WASH BLVD & TGW SH LDS ADJ; LESS POR PLATTED NEWPORT YACHT BASIN & NEWPORT YACHT BASIN II CONDOS; LESS POR WCH EXTENDS BEYOND WLY LIMIT OF G-DOCK TO INNER HARBOR LN & LY BTWN N BDY SD NEWPORT YACHT BASIN II CONDO & EXTENDS 60 FT S OF SD BDY; LESS POR FOR RD PER REC #9711211781; LESS POR PLATTED IN BE SP 08-112598 LF REC #20111223900010; LESS POR CONVEYED IN DEED REC #8105290920 & ENFORCEABLE PER 168 WASH APP 56 NOS 66318-6-1 & 66319-4-1 REC #20130502000671; TGW ADVERSE POSSESSION AREA DESC IN KC SCC NO 08-2-31128-7 SEA "PHASE I JUDGEMENT"; TGW ADVERSE POSSESSION AREAS DESC IN KC SCC NO 08-2-31128-7 SEA "ORDER DENYING PLAINTIFF'S RESPONSE TO THE COURT'S ORDER CLARIFYING PROPERTY SUBJECT TO ADVERSE POSSESSION" (REC #20130502000675)

**BASE ZONE:** R-2.5

**USE:** BOAT MOORAGE

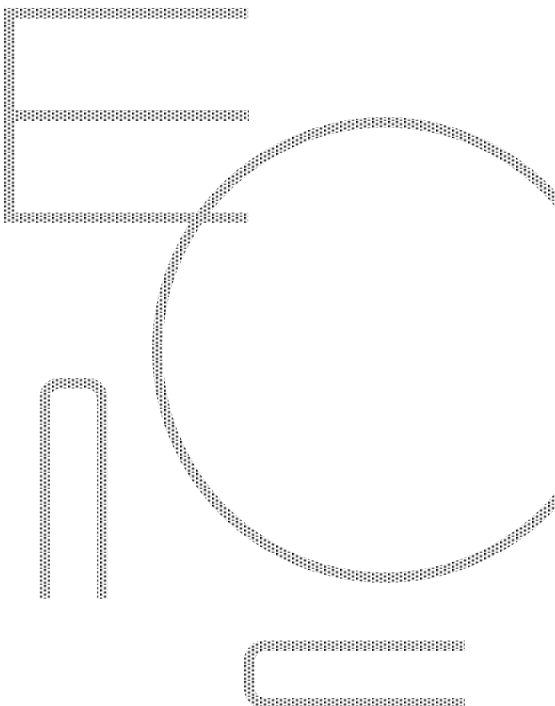
**LOT AREA:** 61,458SF

**DESCRIPTION OF WORK**  
INSTALL A NEW 12,000-GALLON FUEL STORAGE TANK OVER A BELOW GRADE, REINFORCED CONCRETE VAULT THAT CURRENTLY CONTAINS TWO 5,000-GALLON FUEL STORAGE TANKS. THE EXISTING FUEL TANKS WILL BE DECOMMISSIONED IN-PLACE AND FILLED WITH POLYFOAM AND THE NEW STORAGE TANK WILL BE LOCATED ABOVE GRADE AND STRADDLE THE WALLS OF THE EXISTING VAULT. THE NEW FUEL TANK LINES WILL UTILIZE THE EXISTING PREVIOUSLY INSTALLED CONDUIT RUNS AND BE CONNECTED TO THE EXISTING FUELING STATION.

**LOT COVERAGE**  
NO NEW LOT COVERAGE - TANK WILL BE INSTALLED ON TOP OF EXISTING VAULT.

### PROJECT INFORMATION

DATE: 12/9/2020  
REVISIONS:



SEATTLE BOAT COMPANY  
NEWPORT YACHT BASIN  
FUEL STORAGE TANK REPLACEMENT  
3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

A1.00



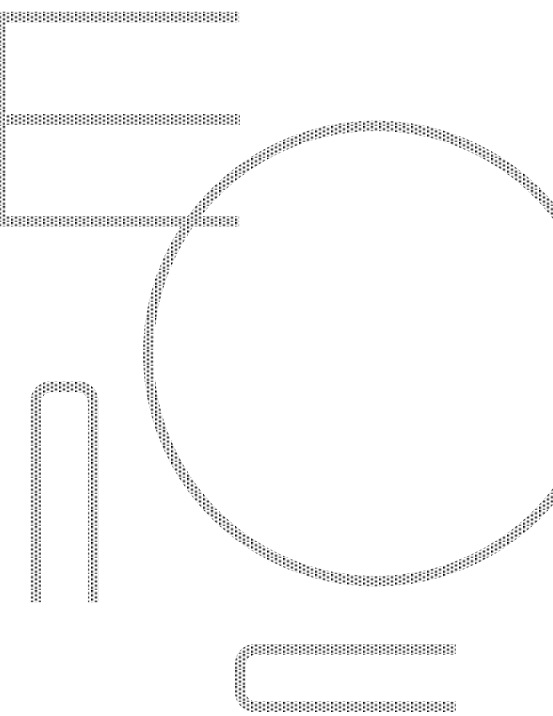


ECCO

Architecture & Design  
203 N 36th Street, Ste. 201  
Seattle, WA 98103

OVERALL SITE PLAN

DATE: 12/9/2020  
REVISIONS:



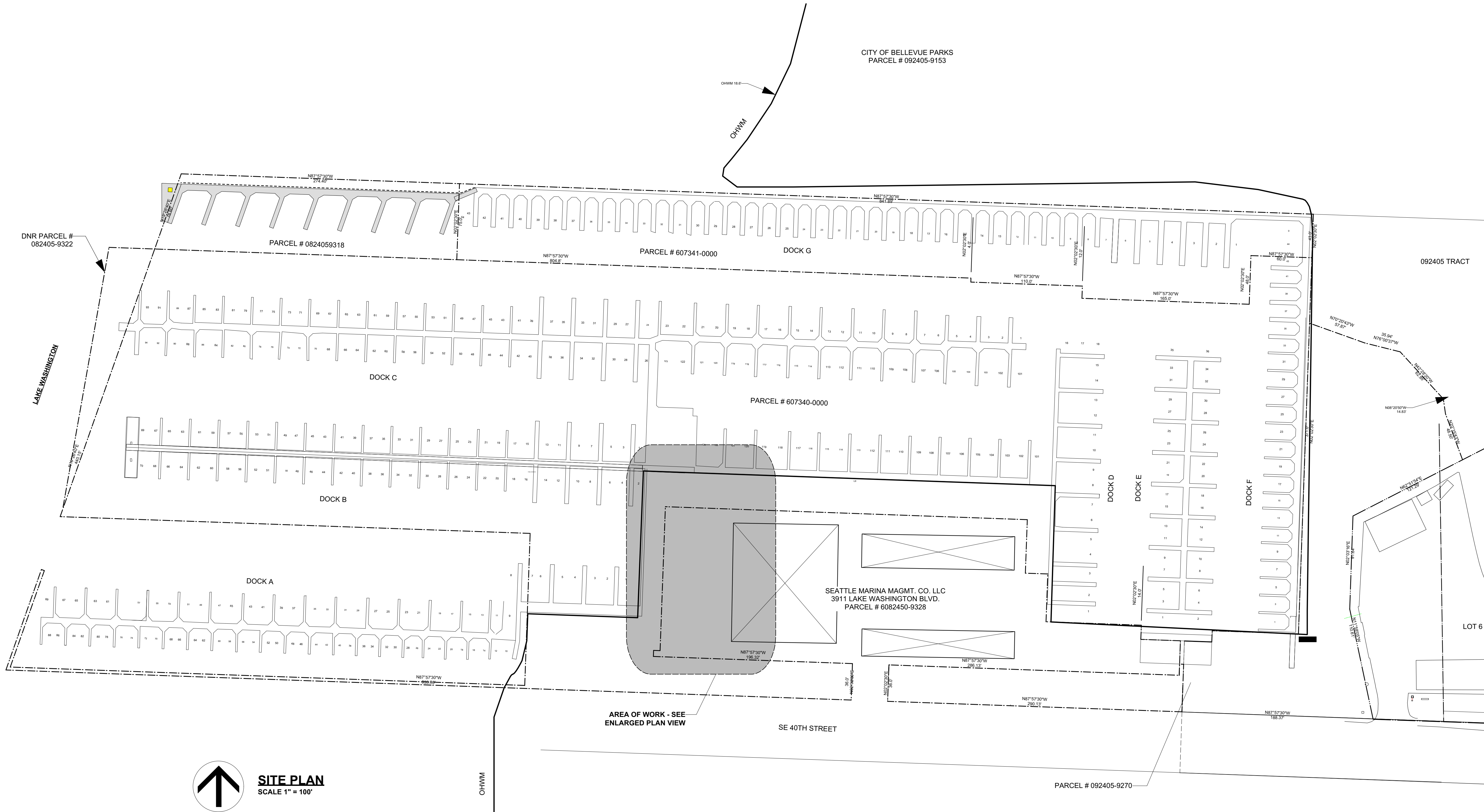
SEATTLE BOAT COMPANY

NEWPORT YACHT BASIN

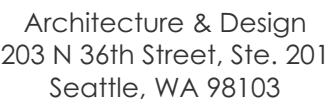
FUEL STORAGE TANK REPLACEMENT

3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

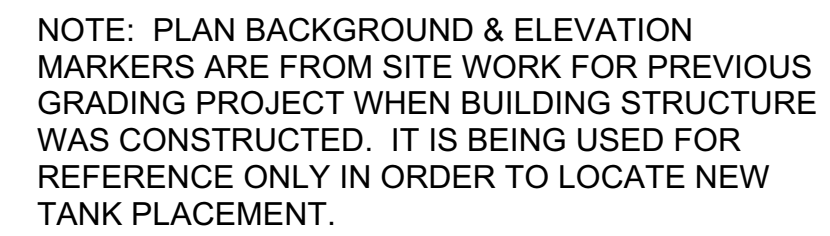
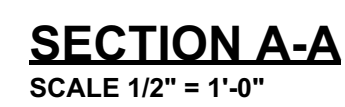
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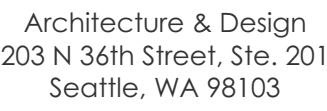




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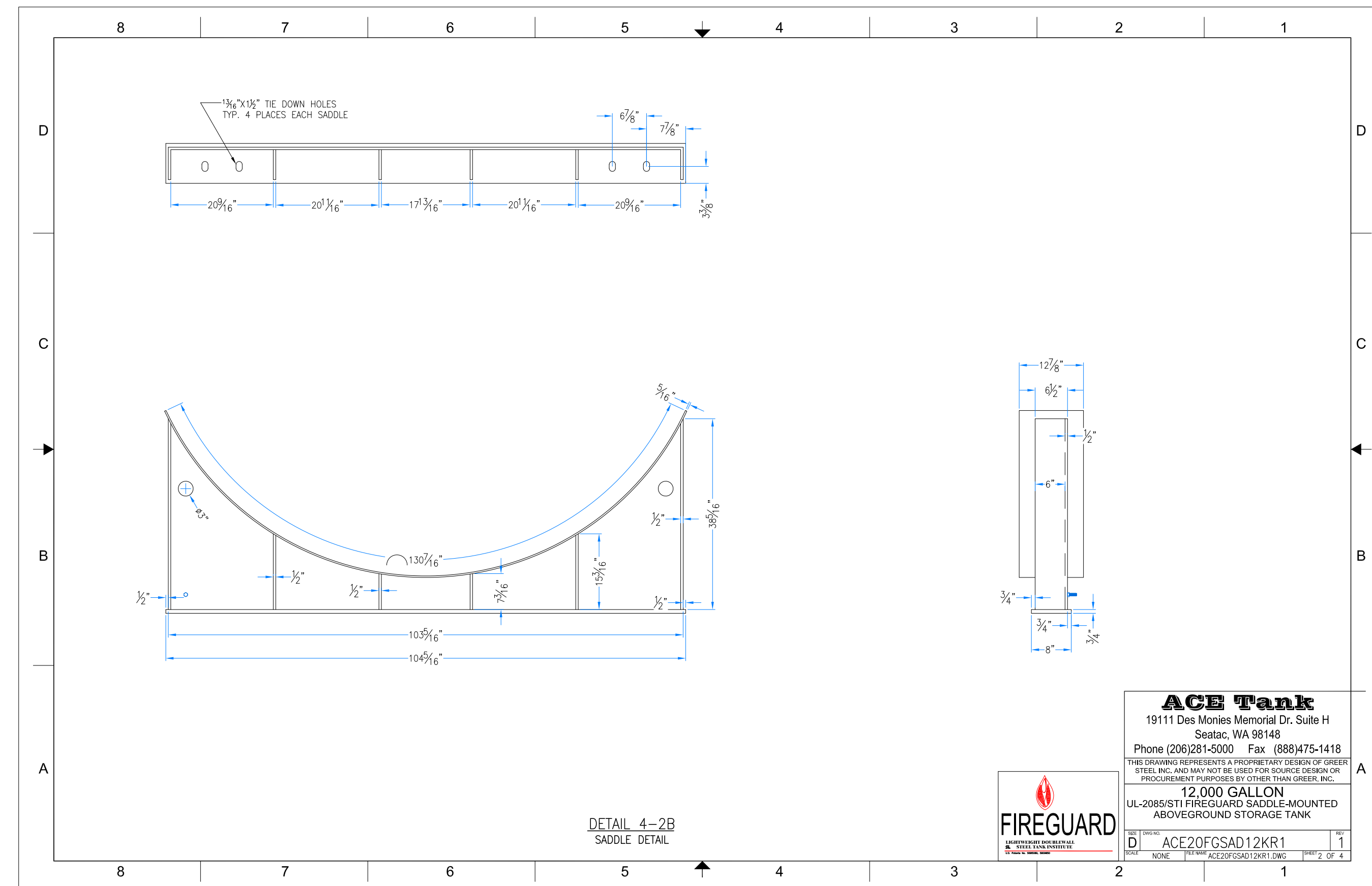
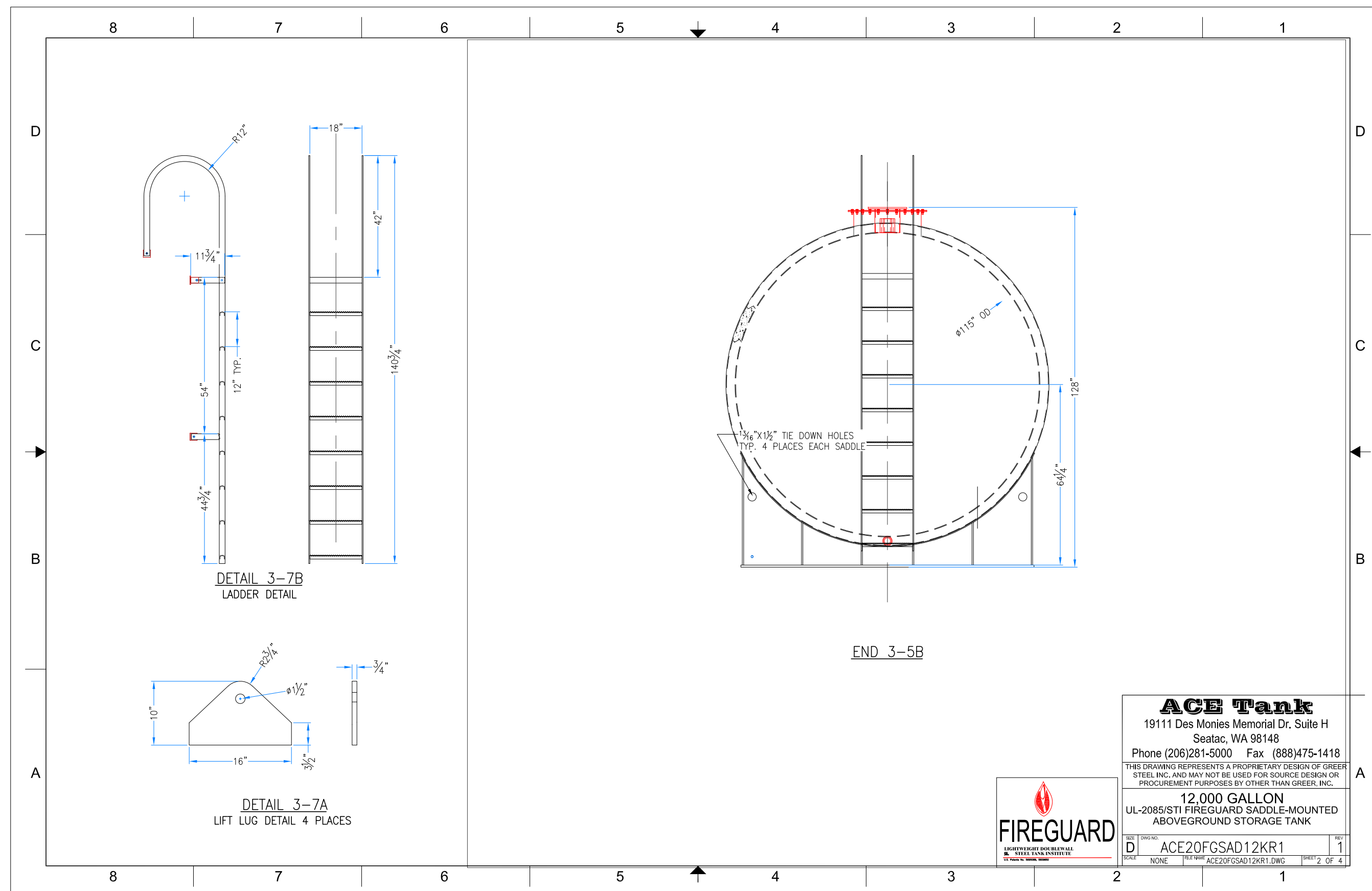
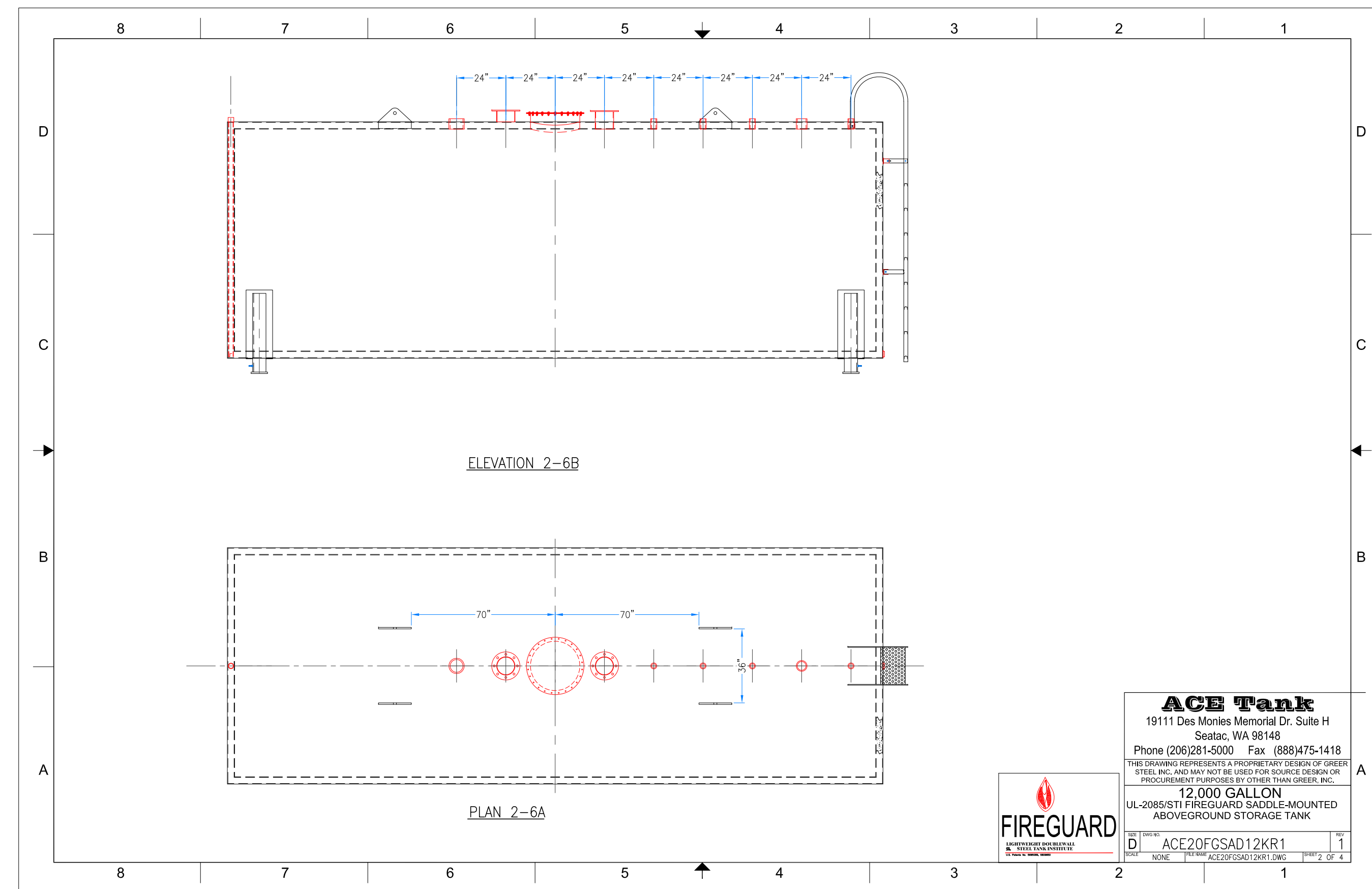
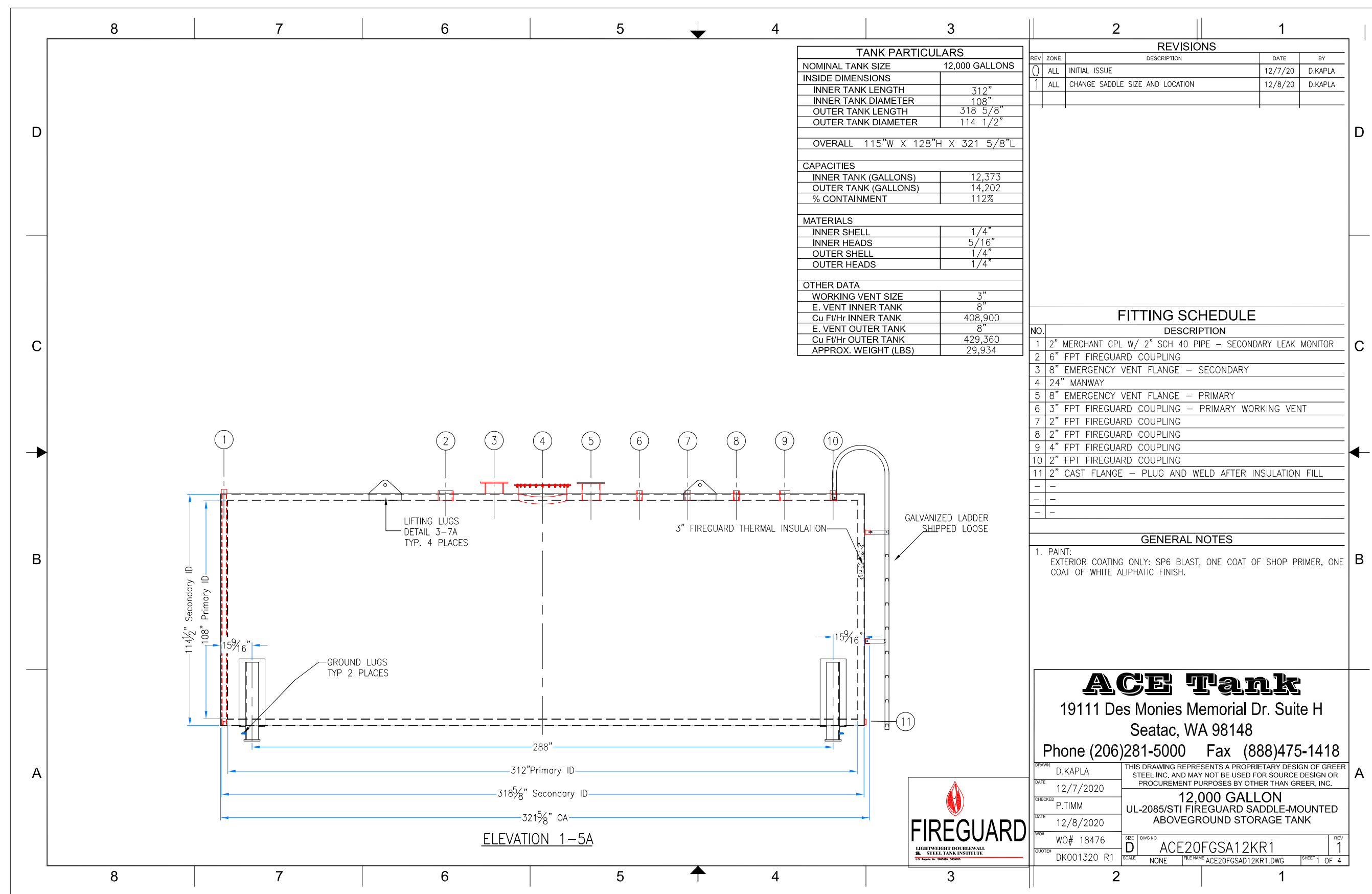


DATE: 12/9/2020  
REVISIONS:

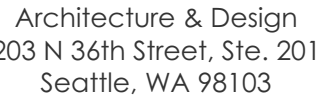
SEATTLE BOAT COMPANY  
NEWPORT YACHT BASIN  
FUEL STORAGE TANK REPLACEMENT

3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

A2.00

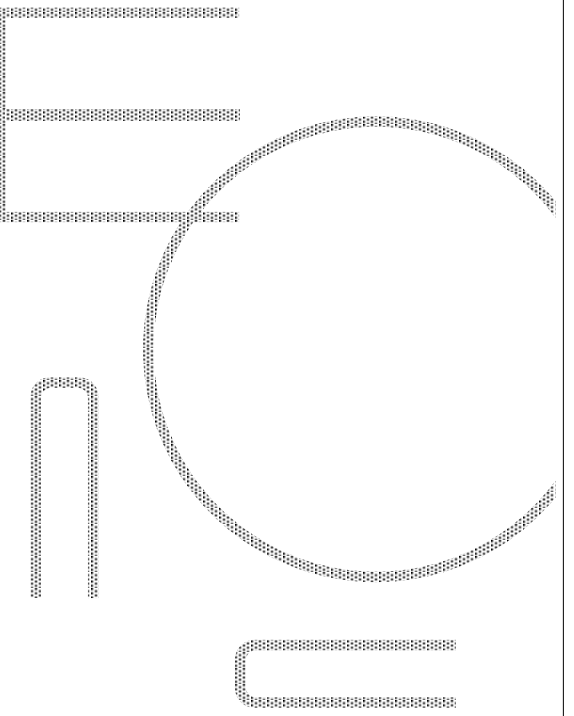






EXISTING VAULT  
DESIGN  
(FOR REFERENCE)

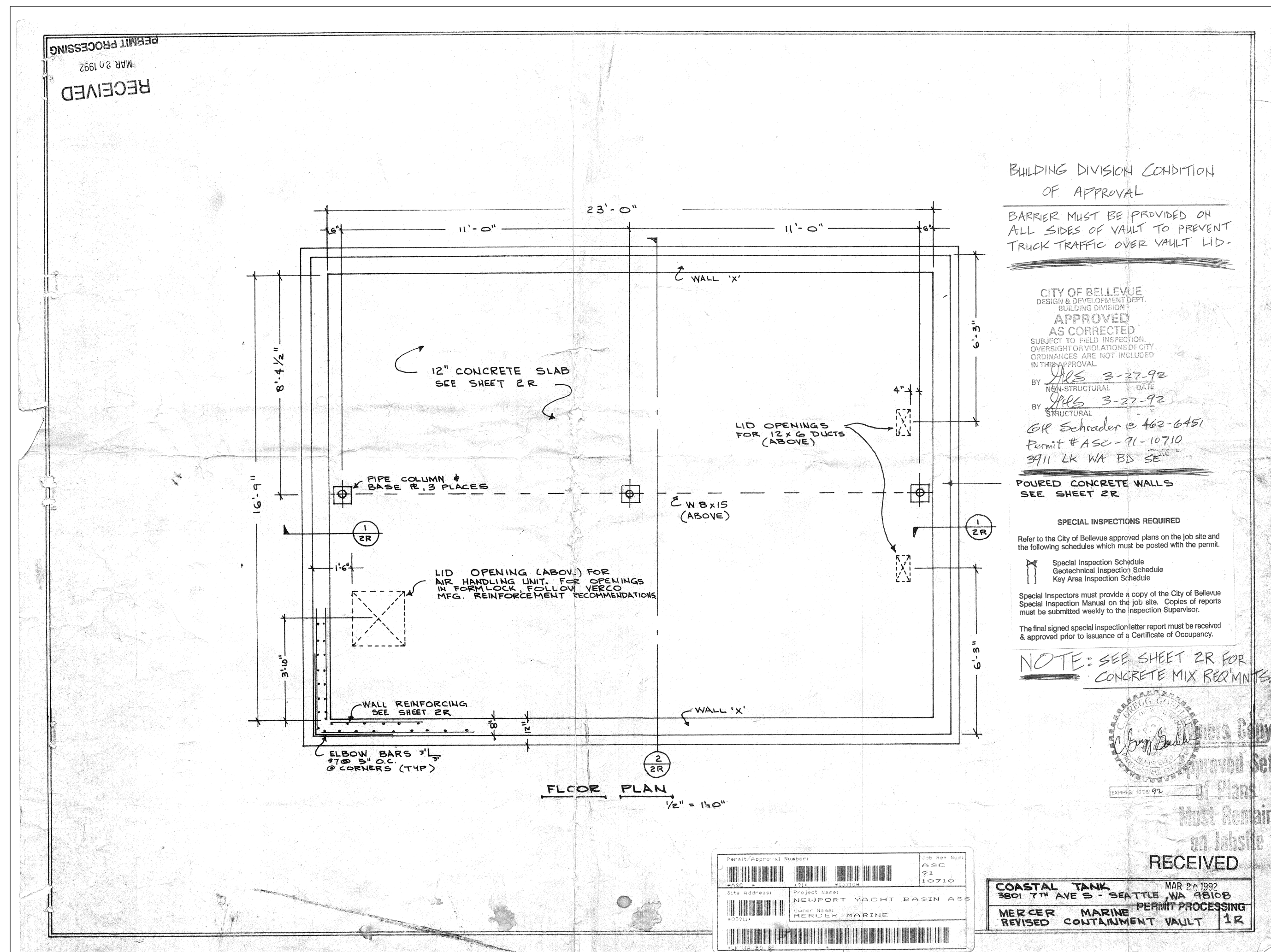
DATE: 12/9/2020  
REVISIONS:



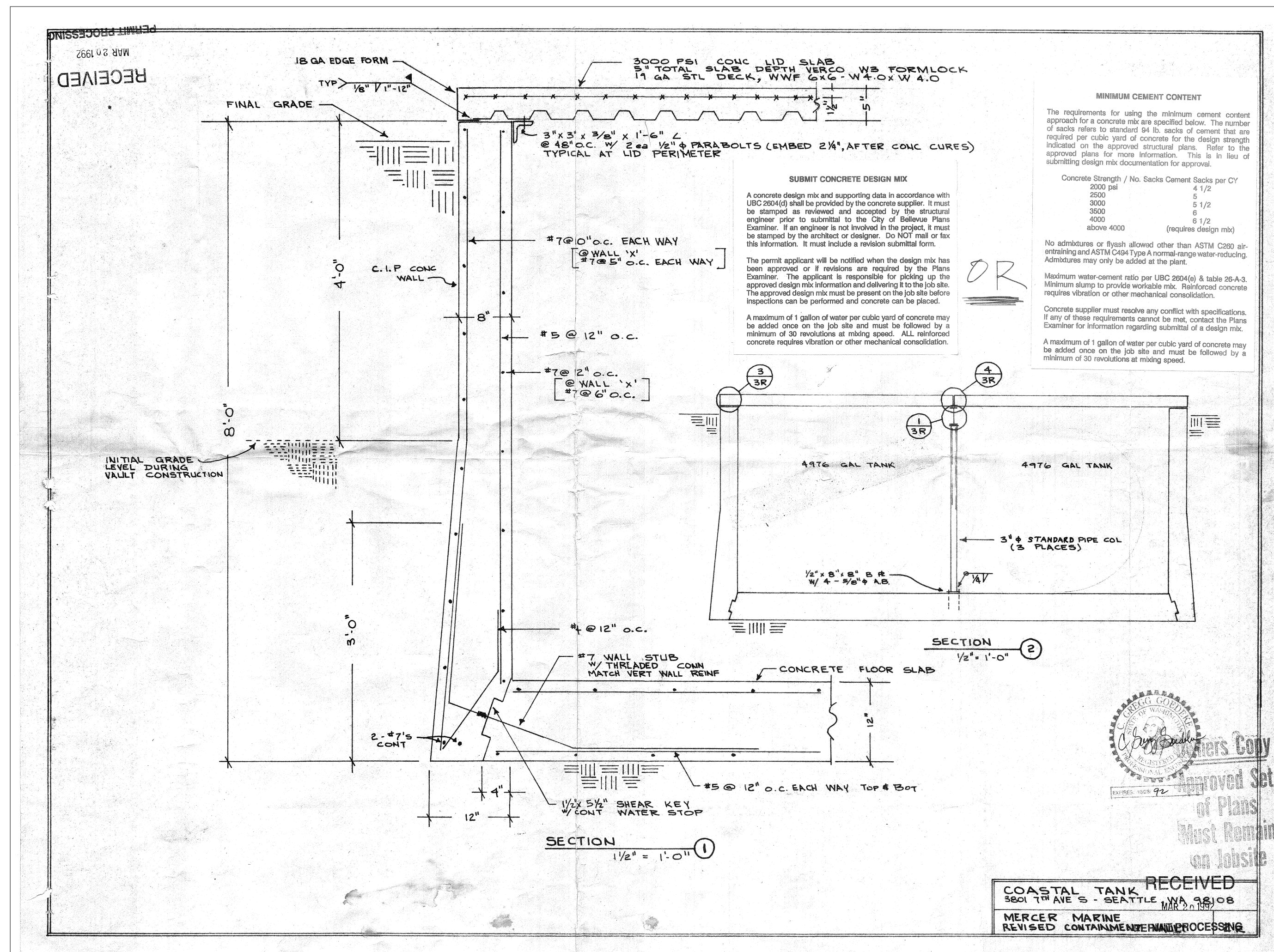
SEATTLE BOAT COMPANY  
NEWPORT YACHT BASIN  
FUEL STORAGE TANK REPLACEMENT

3911 LAKE WASHINGTON BLVD SE  
BELLEVUE, WA 98006

# A3.00

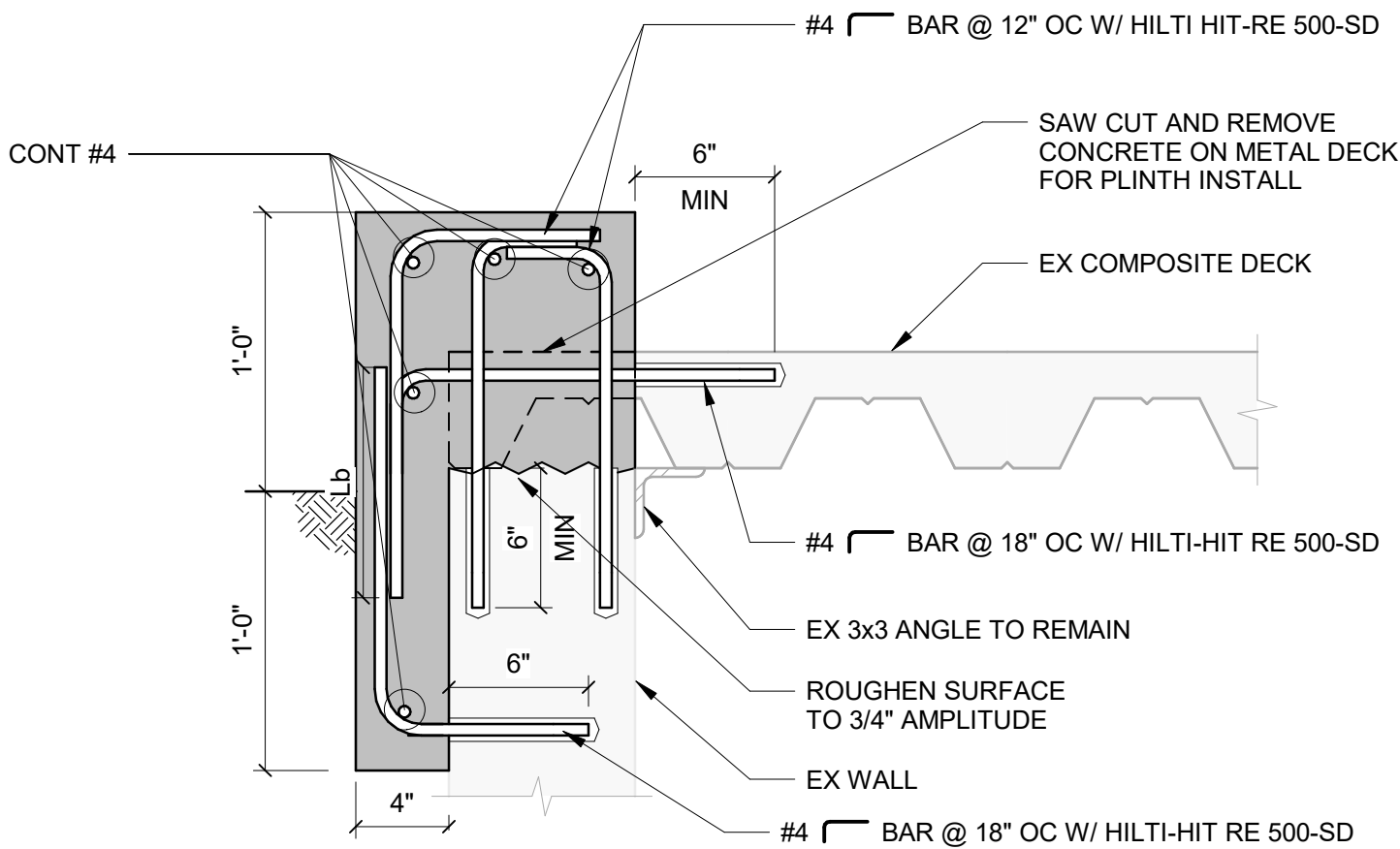


PREVIOUSLY PERMITTED & CONSTRUCTED VAULT AND FUEL  
STORAGE TANKS - FOR REFERENCE ONLY



PREVIOUSLY PERMITTED & CONSTRUCTED VAULT AND FUEL STORAGE TANKS - FOR REFERENCE ONLY





- NOTES:
1. CLEAN SURFACES PRIOR TO CONCRETE POUR.
  2. NON-DESTRUCTIVE TESTING SHALL BE USED TO LOCATE AND AVOID DAMAGING EXISTING REINFORCEMENT.

1 PLINTH TO EXISTING WALL DETAIL

1 1/2" = 1'-0"

CLIENT: [ENTER CLIENT NAME  
HERE]

PROJECT:

SEATTLE BOAT

[ENTER PROJECT ADDRESS  
HERE]

KPFF PROJECT NO.: 200604

SEAL:

SUBMITTAL:

ISSUE DATE: --/--/----

REVISIONS:

MARK DATE DESCRIPTION

SHEET NAME:

DETAILS

SHEET NUMBER: